

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Tuesday, September 7, 2010 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, K. Holt, G. Lewis, P. Plante, B. Pociask, B. Ryan,
Members absent: R. Hall,
Alternates present: F. Loxsom, K. Rawn, V. Stearns
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:19 p.m. and appointed Rawn to act in Hall's absence.

Minutes:

8-2-10-Plante MOVED, Ryan seconded, to approve the 8/2/10 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

Zoning Agent's Report:

Noted.

Hirsch noted that Live Music permit renewals will be on the next agenda and suggested that the public hearing be scheduled for the October 4th meeting. He also noted that he and Chairman Favretti signed-off on a groundwater testing facility at 611 Middle Turnpike.

Old Business:

1. **Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177**
Tabled, awaiting response from CL&P.

New Business:

3. **Request to Revise Building Area Envelope, 156 Coventry Rd, PZC File #1214**
Walter Keenan, property owner, stated that he is in agreement with the Director of Planning's recommendation.
Holt MOVED, Pociask seconded, that the Planning and Zoning Commission approve a Building Area Envelope revision for Lot 2 in the Smith Farms Subdivision as proposed subject to revising the BAE to more uniformly parallel the easterly property line at a distance of ten feet. This action shall be noticed on the Land Records. MOTION PASSED UNANIMOUSLY.
1. **New Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd., D. Rice o/a, PZC File #1293**
Goodwin MOVED, Holt seconded, to receive the Special Permit application, File #1293 submitted by Daniel Rice, for an efficiency unit within a non-conforming single family residence, on property located at 147 Stafford Road, owned by the applicant, as shown on plans dated 8-30-10, and as described in other application submission, and to refer said application to the staff for review and comments, and to set a public hearing for October 4, 2010. MOTION PASSED UNANIMOUSLY.
2. **Request for Tree Removal, 24 Adeline Place, PZC File #1187-2**
Holt MOVED, Ryan seconded, that the PZC grant the property owner's request to remove the two subject trees as the trees have no significant features in need of protection and/or could

present safety issues to persons and property if left in their current condition. MOTION PASSED UNANIMOUSLY.

4. Town Council Referrals:

a. Open Space Acquisition Funding

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Acquisition by the Town of one or more parcels of land or interests therein for open space, municipal, or passive or active recreational uses, or any combination thereof, after referral of any such proposed acquisition to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of the Connecticut General Statutes, Revision of 1958, as amended, and approval by the Town Council following a public hearing held on not less than five days' published notice; and capital maintenance to facilities on any parcel of land currently owned by the Town or acquired by the Town pursuant to this resolution for such uses, or any combination thereof, as to be determined by the Town Council, after referral of any such work to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of said Connecticut General Statutes;

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

b. Laurel Lane and Stone Mill Road Bridge Repairs

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Replacements to the Stone Mill Road and Laurel Lane bridges, and related work and improvements;

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

c. Town Facilities Projects

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

the RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Various town facilities improvements including acquisition and installation of ventilation units for the locker room at the Community Center, and town park improvements including playground equipment, picnic areas, ball fields, trails and facility improvements as to be determined by the Town Manager,

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

d. **Transportation Improvement Projects**

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

the RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Various transportation facilities improvements including road drainage capital maintenance, large bridges capital maintenance, and transportation and walkway improvements such as bus stops, walkways and bikeways, all as to be determined by the Town Manager;

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

Old Business:

2. **Rezoning of Industrial Park Zone and Associated Regulation Revisions, PZC File 907-33**

Members discussed moving forward with the proposed regulation revision. Lewis, Beal, Loxsom, Pociask and Rawn each commented on the proposal and in general supported it, noting that the current Industrial Park Zoning is no longer feasible for this area. They believe that the proposed regulations are the best compromise given access to water and sewer. Holt raised concern about the lack of a guarantee to preserve farmland. Goodwin expressed concern that the required farmland dedication could be appealed in court. Rawn volunteered to work with staff to draft an approval motion for the next meeting. Padick reminded the Commission that a 2/3 vote is required due to the Hussey's attorney submitting a 6-7-10 Notice of Protest to Proposed Zoning Revision.

Reports of Officers and Committees:

Chairman Favretti reminded members of the 9/16/10 Field Trip scheduled for 1:30pm. Beal invited all members to the Regulatory Review Committee meeting on 9/15/10 at 1pm.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Katherine Holt, Secretary